



**Florida House of Representatives
Carlos Lopez-Cantera
Majority Whip
District 113**

District Office:
2300 Coral Way
Suite 111
Miami, FL 33145
(305) 442-6877

Tallahassee Office:
323 The Capitol
402 S. Monroe Street
Tallahassee, FL 32399-1300
(850) 488-4202

FOR IMMEDIATE RELEASE

Contact: Joseph Agostini
Phone: 850-488-1993

**REP. LOPEZ-CANTERA'S BILL TO PROTECT
FLORIDA HOMEOWNERS PASSES
FLORIDA HOUSE**

TALLAHASSEE – On Monday, April 27th, the Florida House of Representatives passed House Bill 521 sponsored by House Majority Whip, Representative Carlos Lopez-Cantera (R-Miami), which seeks to level the playing field between property appraisers and Florida's homeowners.

"During difficult economic times, it's vital that we use every opportunity available to us to provide fairness and relief to Florida taxpayers," Lopez-Cantera said. "The current property appraisal system is weighted heavily in the favor of government at the expense of taxpayers, and it needs to change."

House Bill 521 maintains a property appraiser's assessment is presumed to be correct, but only if they have shown that they have complied with applicable Florida Statute and professionally accepted practices. If that standard is met, then the burden will shift to the homeowner to show that the property in question exceeds the just value or that the assessment is based on an uneven standard to similar properties.

"This bill finishes the good work started by the Legislature over a decade ago," continued Lopez-Cantera, referring to legislation that was passed by the
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Legislature in 1996, but vetoed by Governor Lawton Chiles. “Some appraisers have said that this legislation is unnecessary because the system works. I beg to differ. In the five counties where homeowners are the most frustrated, and have challenged their assessments the most often, they are successful less than 13 percent of the time.”

The Senate companion to House Bill 521 is Senate Bill 1006, sponsored by Senator Mike Fasano (R-New Port Richey).

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